

Table 54a Average weekly market-orientated private sector rents by number of bedrooms by country and region, June 2025

£ per week

Country/region	All	One bedroom	2 Bedroom	3 Bedroom	4 Bedroom
England	323	265	295	328	480
North East	169	119	150	179	264
North West	210	153	192	228	328
Yorkshire And The Humber	190	135	168	199	292
East Midlands	204	144	183	219	313
West Midlands	215	156	194	229	327
East of England	286	198	254	308	441
London	520	392	498	587	817
South East	319	222	285	346	498
South West	273	181	233	283	412
Wales	186	140	171	195	277
Scotland	231	157	206	266	443
Great Britain	313	252	286	321	471
Northern Ireland	–	–	–	–	–
UK	310	252	284	316	463

Source: ONS Price Index of Private Rents (PIPR) monthly price statistics, Table 1.

Notes: 1. This table draws data from PIPR, which are classed as official statistics in development. Further details about the PIPR can be found in UKHR Table 53 notes.

2. The figures quoted are monthly averages, converted to weekly figures. Earlier tables reported weekly median values.

3. The PIPR does not report on rents for studios and single rooms, unlike earlier data sources.

Table 54b Trend in median weekly private sector rents by country and region

£ per week

	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
England	109	121	121	123	129	137	133	137	138	138	141	146	150	155	156	175	179
North East	89	90	92	104	100	105	104	104	103	109	104	105	100	101	104	115	120
North West	94	99	100	110	114	114	113	115	115	109	115	123	119	127	127	127	138
Yorkshire and the Humber	90	99	104	98	102	104	108	110	106	109	104	115	115	115	114	127	126
East Midlands	96	104	100	104	103	109	106	110	115	109	121	121	132	125	132	150	149
West Midlands	100	100	104	108	114	118	115	119	126	127	127	127	132	136	144	150	149
East of England	115	130	127	127	133	146	138	150	149	144	150	161	160	156	184	190	199
London	170	196	184	196	209	219	230	239	247	230	253	285	276	288	295	301	333
South East	130	144	138	144	152	155	158	160	171	170	178	184	196	184	196	207	228
South West	115	127	127	121	129	138	137	132	138	155	147	142	150	154	155	173	182
Wales	84	92	100	98	110	104	100	110	100	105	109	104	109	121	114	124	135
Scotland	80	87	98	101	114	115	108	104	107	112	115	115	115	108	115	114	133
Northern Ireland	82	88	83	92	92	95	92	92	94	97	96	97	101	111	105	129	132
UK	100	115	115	115	126	127	127	127	132	134	137	138	142	149	150	161	170

Source: DWP Family Resources Survey, Table 3.8.

- Notes:
1. As almost all interviews for the 2019/20 data were collected before the Covid-19 crisis began, the rent figures for 2019/20 provide a pre-pandemic baseline for PRS rents.
 2. Rent figures are rounded to the nearest pound and are not adjusted for inflation.
 3. The median FRS private rent is typically lower than the comparable market rent figure as it includes tied accommodation and other private lettings where sub-market, little or no rent is payable.

Table 54c Trend in private sector (market) rents by country and region

£ per week

Country/region	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
England	206	211	215	219	227	235	237	241	246	248	255	269	292	317
North East	122	122	123	123	124	127	128	129	130	133	135	143	151	164
North West	135	136	136	137	139	142	147	149	151	155	162	172	187	205
Yorkshire and the Humber	132	134	135	135	135	138	141	143	147	149	156	165	177	187
East Midlands	126	128	129	131	133	138	142	149	151	155	161	171	183	199
West Midlands	137	139	140	142	146	151	155	158	161	165	172	180	196	210
East of England	177	180	181	185	194	205	210	214	218	221	232	242	258	279
London	330	345	355	365	382	393	390	391	401	400	399	422	464	514
South East	203	207	211	215	222	233	237	241	245	247	256	270	292	313
South West	171	174	177	180	184	193	198	201	206	211	222	236	253	269
Wales	123	123	124	125	126	128	131	134	137	139	143	152	166	180
Scotland	148	150	152	155	159	161	165	168	173	175	181	195	216	230
Northern Ireland	–	–	–	–	–	–	–	–	–	–	–	–	–	–
UK	–	–	–	210	217	224	227	230	235	238	244	258	281	305

Source: ONS Price Index of Private Rents (PIPR): Historical Series, Table 3.

- Notes:
1. This table draws data from PIPR, which are classed as official statistics in development. Further details about the PIPR can be found in UKHR Table 53 notes.
 2. Rent figures before 2015 use a different method (IPHRP). From 2015 onward, PIPR was used. The two series have been chain linked to create a continuous trend.
 3. Rent figures are rounded to 6 decimal places and visually-rounded to 1 decimal place.
 4. The data are not seasonally adjusted or adjusted for inflation.
 5. Data are for January of each year.